



# Planning & Development

## Development Services Customer Service Center

One Exchange Plaza, Suite 400  
Raleigh, North Carolina 27601  
Phone 919-996-2495  
Fax 919-516-2685

### Administrative Alternate

Administrative Alternate Request		OFFICE USE ONLY
Section(s) of UDO affected: SECTION 2.2.7 RESIDENTIAL INFILL		Transaction Number
Provide an explanation of the alternate requested, along with an applicant's statement of the findings Request to consider other properties as it relates to the Street setbacks		
Provide all associated case plan numbers including zoning and site plan: See attached packet of materials.		

GENERAL INFORMATION			
Property Address 1344 BROOKS AVENUE		Date 11/21/17	
Property PIN 0794786290		Current Zoning R-4	
Nearest Intersection BROOKS AVE AND CHURCHILL RD		Property size (in acres)	
Property Owner Tanner & Cathy Holland	Phone 919-369-6137		Mail 1344 Brooks Ave Raleigh NC 27607
	Email tholland@mcdonaldyork.com		
Project Contact Person TANNER HOLLAND	Phone 919-369-6137		Mail 1344 Brooks Ave Raleigh NC 27607
	Email tholland@mcdonaldyork.com		
Property Owner Signature Sam E Holland		Email tholland@mcdonaldyork.com	
Notary Sworn and subscribed before me this 21st day of November, 2017		Notary Signature and Seal Sharon Medlin	





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## Administrative Alternate Checklist

TO BE COMPLETED BY APPLICANT		YES	N/A
ADMINISTRATIVE ALTERNATE REQUIREMENTS			
1.	The property owner must be the applicant.	✓	
2.	An application, signed by the property owner and notarized to that effect, is required.	✓	
3.	The applicant must submit stamped envelopes addressed to the property owners within 100 feet of the subject property as indicated in Chapter 10.2 of the Unified Development Ordinance. City staff will mail the public hearing notices.	✓	
4.	The applicant shall submit pertinent material necessary for review of the alternate; in addition to the submittal material required for a subdivision, plot plan or site plan. This may include architectural renderings, materials samples or other project-specific information.	✓	

Tanner and Cathy Holland  
1344 Brooks Avenue  
Raleigh, NC 27607

City of Raleigh Planning and Development  
One Exchange Plaza, Suite 400  
Raleigh, NC 27601

Attn: City Appearance Commission

To Whom It May Concern:

I am respectfully submitting a request for an administrative alternate approval for the addition to my single story ranch home that was built in 1940. I submitted for a construction permit to add on 869 square feet to my home and learned of UDO Section 2.2.7 Residential Infill Compatibility. In researching and addressing this comment I have compiled the attached packet of information to support my request for your consideration and approval.

1. My single story ranch was built in 1940. In keeping with the architectural style of my home I wanted to add on in such a manner that it would not look like an addition. Because the home sits back in the lot I had to go out from the front. The rendering shows that this addition is in keeping with the architectural style of my home (see plot plan and rendering).
2. As part of the requirements of the UDO, I had the three (3) adjacent homes along my block front surveyed and found that my addition would put me out in front of these homes. I took the liberty to survey the 4<sup>th</sup> house as it was just constructed as well as the three (3) corner houses at the intersection of Churchill and Brooks. I did this as I actually see the three (3) houses adjacent to me as being in the minority relative to their distance from Brooks Avenue and are not a true representative of our street (see plot plan exhibits 1 and 2).
3. To help illustrate my addition I have provided some pictures taken where I tried to help you visualize my addition by taking advantage of all the leaves in my front yard (see photos).
4. When I first read the UDO I interpreted it as a way to address the tear downs that are occurring around me. As I watch the houses in my neighborhood being torn down and being replaced with very large \$1.2+ million dollar homes with very little yard, I truly believe my addition is in keeping with my neighborhood of Sunset Hills and think that anyone driving down Brooks Avenue would agree.

I am hopeful that I have addressed any questions or concerns you might have for my request of approval for my addition but if not please let me know what additional information I might can provide to help with your review.

Sincerely,



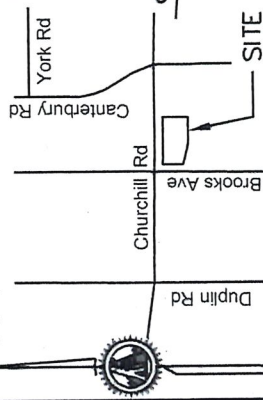
Tanner Holland

Enclosures



REFERENCES:  
DB 14978 PG 2366  
BM 1986 PG 1731

VICINITY MAP NOT TO SCALE



LEGEND OF NOMENCLATURE

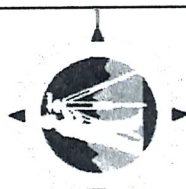
- EIP EXISTING IRON PIPE
- LOT NUMBER
- STREET ADDRESS
- POLE
- GAS ASSEMBLY
- GUY
- HYDRANT
- WATER VALVE
- WATER METER
- CLEANOUT
- NF= NAIL FOUND
- FG= FLUSH WITH GRADE
- BG= BELOW GRADE
- BOUNDARY
- ADJOINER OR R/W
- OVERHEAD UTILITY
- SETBACKS
- CONCRETE

NOTES:

- 1- ALL DISTANCES ARE HORIZONTAL GROUND IN USFT.
  - 2- METHOD OF COMPUTATION: AREA IS CALCULATED WITH CAD SOFTWARE METHODS.
  - 3- THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
  - 4- SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE MAY BE EASEMENTS OR ENCUMBRANCES AFFECTING THE PROPERTY THAT ARE NOT SHOWN HEREON.
- \*THIS PROPERTY IS IN A PREVIOUSLY RECORDED SUBDIVISION AND IN THE INTEREST OF BEARING CONSISTENCY WITH PREVIOUSLY RECORDED PLATS, EXISTING BEARING CONTROL WAS USED. FOR THE PURPOSES OF 21 NCAC 56.1602 (b) SURVEYING PROCEDURES OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, EXISTING BEARING CONTROL AND TIES TO APPROPRIATE NATURAL MONUMENTS REPLACE THE MANDATED TIE TO NORTH CAROLINA GRID.

TERRESTRIAL SURVEYING PC

Professional Land Surveying / License C-3903  
3813 Woodrow Drive / Raleigh, North Carolina 27613  
p. 919.219.4278 / e. info@terrestrialsurveying.com



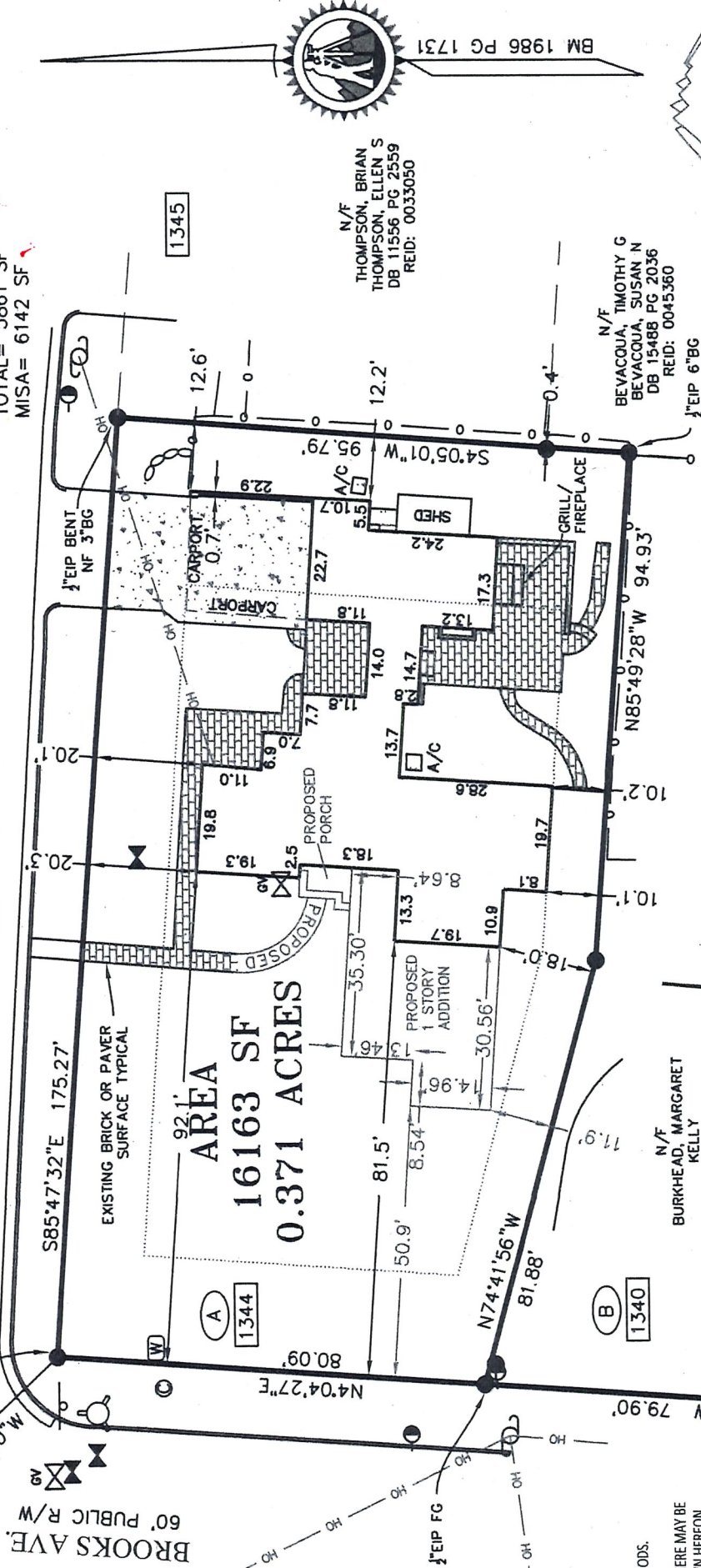
CURRENT INFORMATION:  
HOLLAND, TANNER HOLLAND, MARY C  
DB 14978 PG 2366  
BM 1986 PG 1731  
REID: 0042837  
PIN: 0794786290  
ZONING: R-4

CHURCHILL RD.  
60' PUBLIC R/W

SETBACKS:  
FRONT PRIMARY= 20'  
FRONT SIDE ST.= 15'  
REAR= 30'  
SIDE= 10'

PROPOSED IMPERVIOUS AREA:  
EXISTING FOUNDATION & SHED= 2691 SF  
PROPOSED ADDITION= 869 SF  
BRICK & PAVERS= 1398 SF  
CONCRETE & A/C= 903 SF  
TOTAL= 5861 SF  
MISA= 6142 SF

AREA  
16163 SF  
0.371 ACRES



EXISTING FRONT SETBACK:  
1340 BROOKS AVE = 76.2'  
1336 BROOKS AVE = 59.7'  
1328 BROOKS AVE = 61.2'  
1326 BROOKS AVE = 42.4'

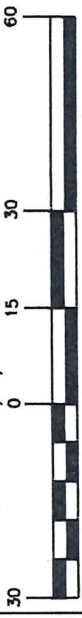
N/F  
BURKHEAD, MARGARET  
KELLY  
DB 16018 PG 1694  
REID: 0042836

N/F  
THOMPSON, BRIAN  
THOMPSON, ELLEN S  
DB 11556 PG 2559  
REID: 0033050

N/F  
BEVACQUA, TIMOTHY G  
BEVACQUA, SUSAN N  
DB 15488 PG 2036  
REID: 0045360

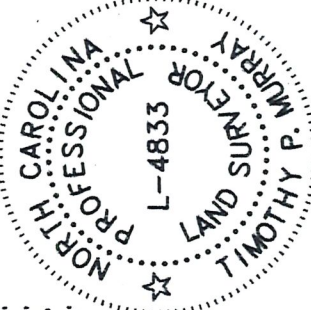
PLOT PLAN

PREPARED FOR  
TANNER & CATHY HOLLAND  
RALEIGH TWP., WAKE COUNTY, NC  
DATE: 11/9/2017 SCALE: 1"=30'



BAR GRAPH 1 inch = 30 ft.

BROOKSAVE - 1344 - PLOTPLAN.DWG



I certify that this map was drawn under my supervision from an actual survey made under my supervision (deed recorded in Deed Book 14978, page 2366); that the positional accuracy is 1/20,000+; and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600).  
This 14th day of November, 2017.

Professional Land Surveyor L-4833

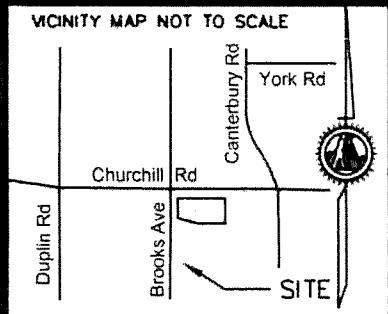


# Architectural Rendering

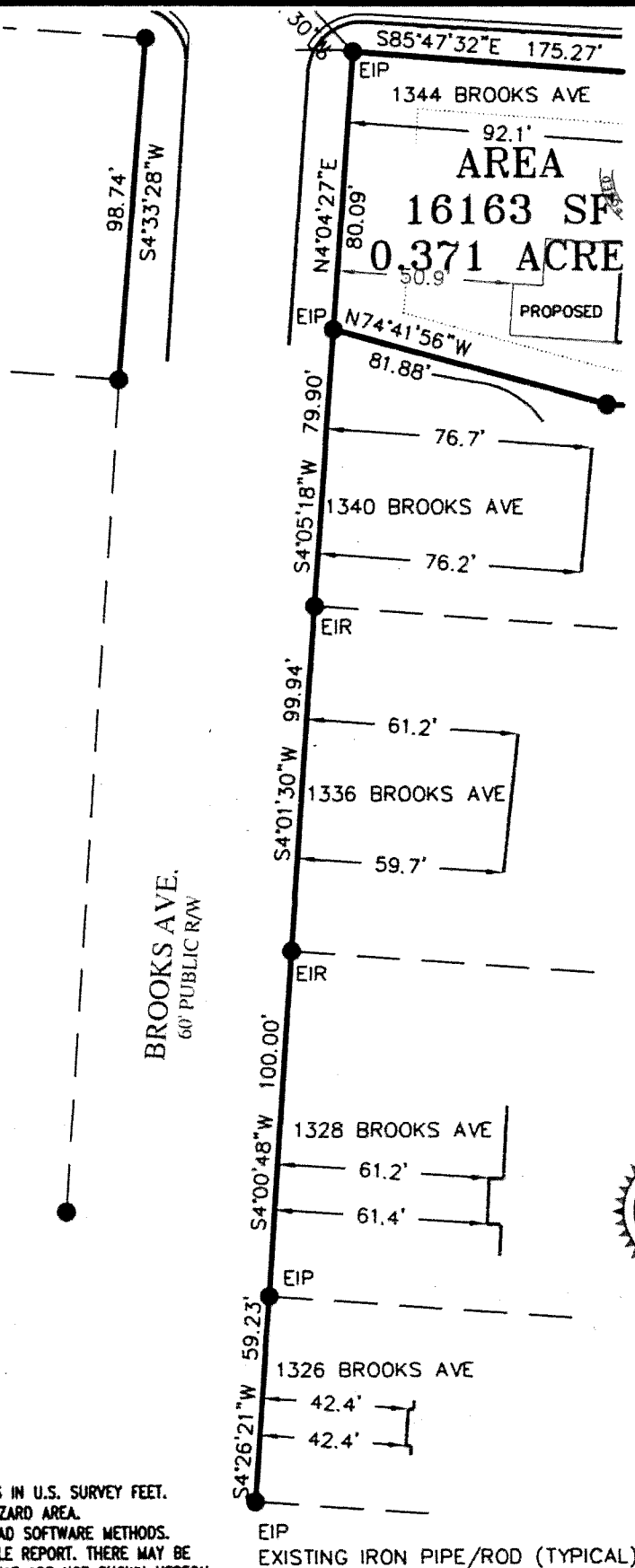
1344 Brooks Avenue



#1



EXISTING FRONT SETBACK:  
 1340 BROOKS AVE = 76.2'  
 1336 BROOKS AVE = 59.7'  
 1328 BROOKS AVE = 61.2'  
 1326 BROOKS AVE = 42.4'



NOTES:

- 1- ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS IN U.S. SURVEY FEET.
- 2- THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- 3- METHOD OF COMPUTATION: AREA IS CALCULATED USING CAD SOFTWARE METHODS.
- 4- SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. THERE MAY BE EASEMENTS AND ENCUMBRANCES AFFECTING THE PROPERTY THAT ARE NOT SHOWN HEREON.

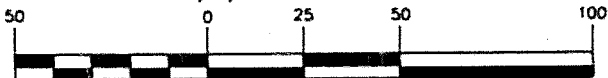
I certify that this map was drawn under my supervision from an actual survey made under my supervision (deed recorded in Deed Book 14978, page 2366); that the boundaries not surveyed are indicated as dashed lines; that the positional accuracy is 1/20,000+; and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56. 1600).  
 This 14th day of November, 2017.

Land Surveyor L-4833

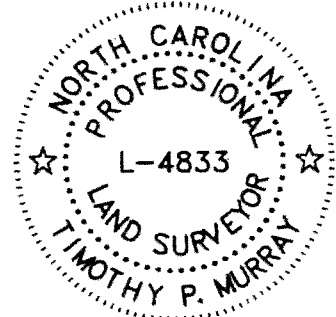
Professional

## PLOT PLAN EXHIBIT 1

PREPARED FOR  
**TANNER & CATHY HOLLAND**  
 RALEIGH TWSP., WAKE COUNTY, NC  
 DATE: 11/9/2017 SCALE: 1"=50'



BAR GRAPH 1 inch = 50 ft.  
 BROOKSAVE-1344-PLOTPLAN.DWG



## TERRESTRIAL SURVEYING PC

Professional Land Surveying / License C-3903  
 3813 Woodowl Drive / Raleigh, North Carolina 27613  
 p. 919.219.4278 / e. info@TerrestrialSurveying.com





Adjacent Homes along Brooks Avenue



1344 Brooks Avenue

1340 Brooks Avenue



1336 Brooks Avenue

1328 Brooks Avenue

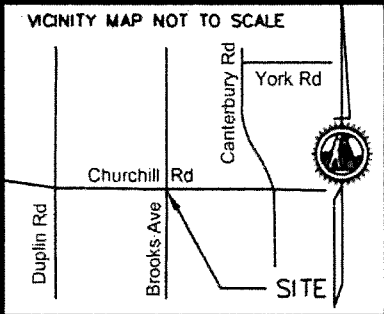


1326 Brooks Avenue

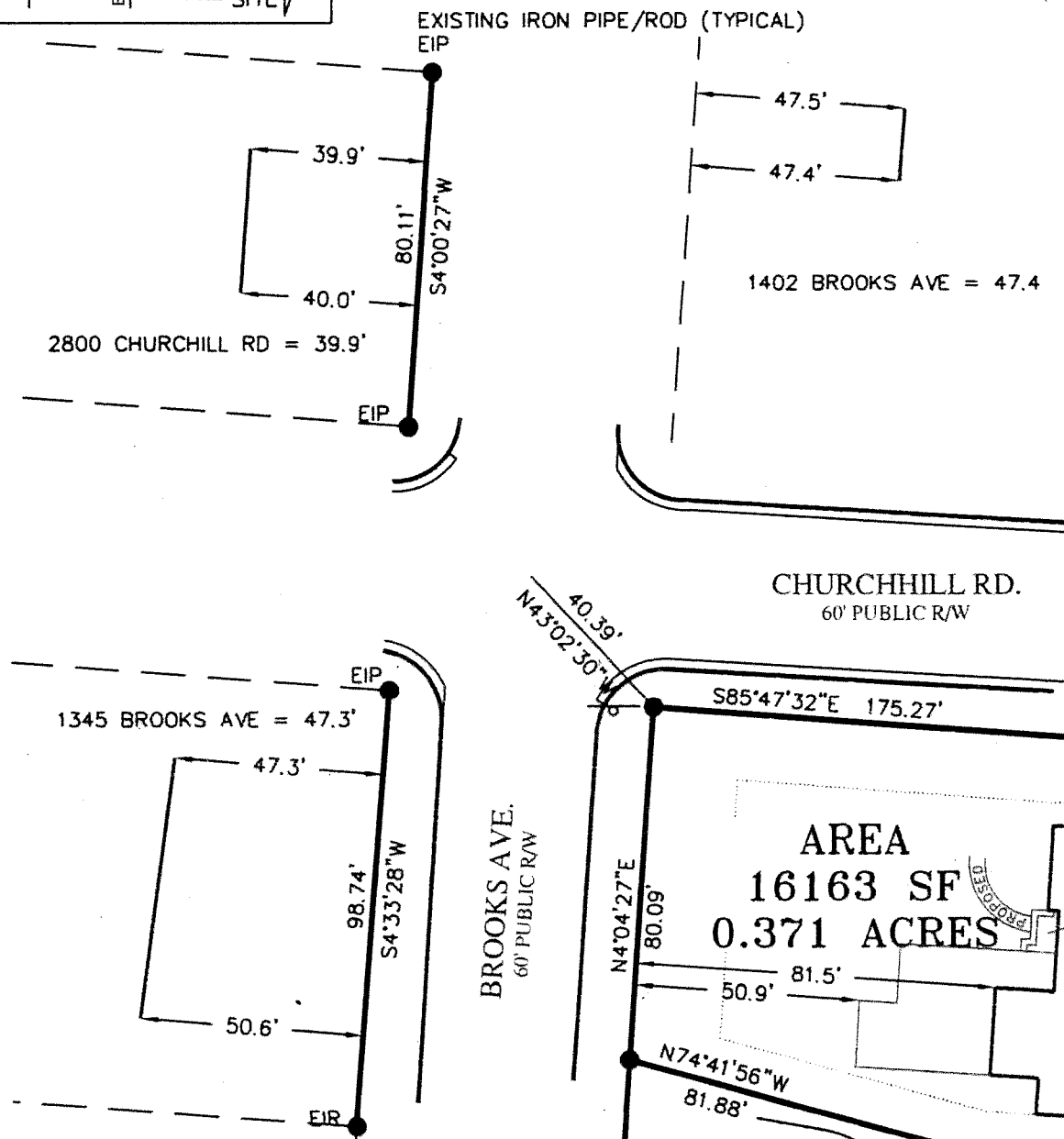


1324 Brooks Avenue





EXISTING FRONT SETBACK:  
1345 BROOKS AVE = 47.3'  
1402 BROOKS AVE = 47.4' +/-  
2800 CHURCHILL RD = 39.9'

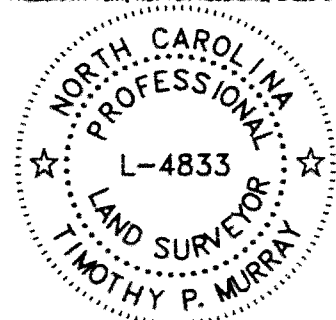


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This 14th day of November, 2017.

Professional Land Surveyor L-4833

UNLESS THIS MAP IS SIGNED, SEALED AND DATED, THIS IS A PRELIMINARY PLAT, NOT FOR RECORDING, SALES OR CONVEYANCE.



## PLOT PLAN EXHIBIT 2

PREPARED FOR  
TANNER & CATHY HOLLAND  
RALEIGH TWSP., WAKE COUNTY, NC  
DATE: 11/9/2017 SCALE: 1"=40'



BAR GRAPH 1 inch = 40 ft.  
BROOKSAVE-1344-PLOTPLAN.DWG

### TERRESTRIAL SURVEYING PC

Professional Land Surveying / License C-3903  
3813 Woodowl Drive / Raleigh, North Carolina 27613  
p. 919.219.4278 / e. info@TerrestrialSurveying.com



Corner Houses (Intersection of Brooks and Churchill)



2800 Churchill Road



1402 Brooks Avenue



1344 Brooks Avenue



1345 Brooks Avenue





1344 Brooks addition illustrated. 1340 Brooks Avenue can be seen in the distance.



1344 Brooks addition illustrated.



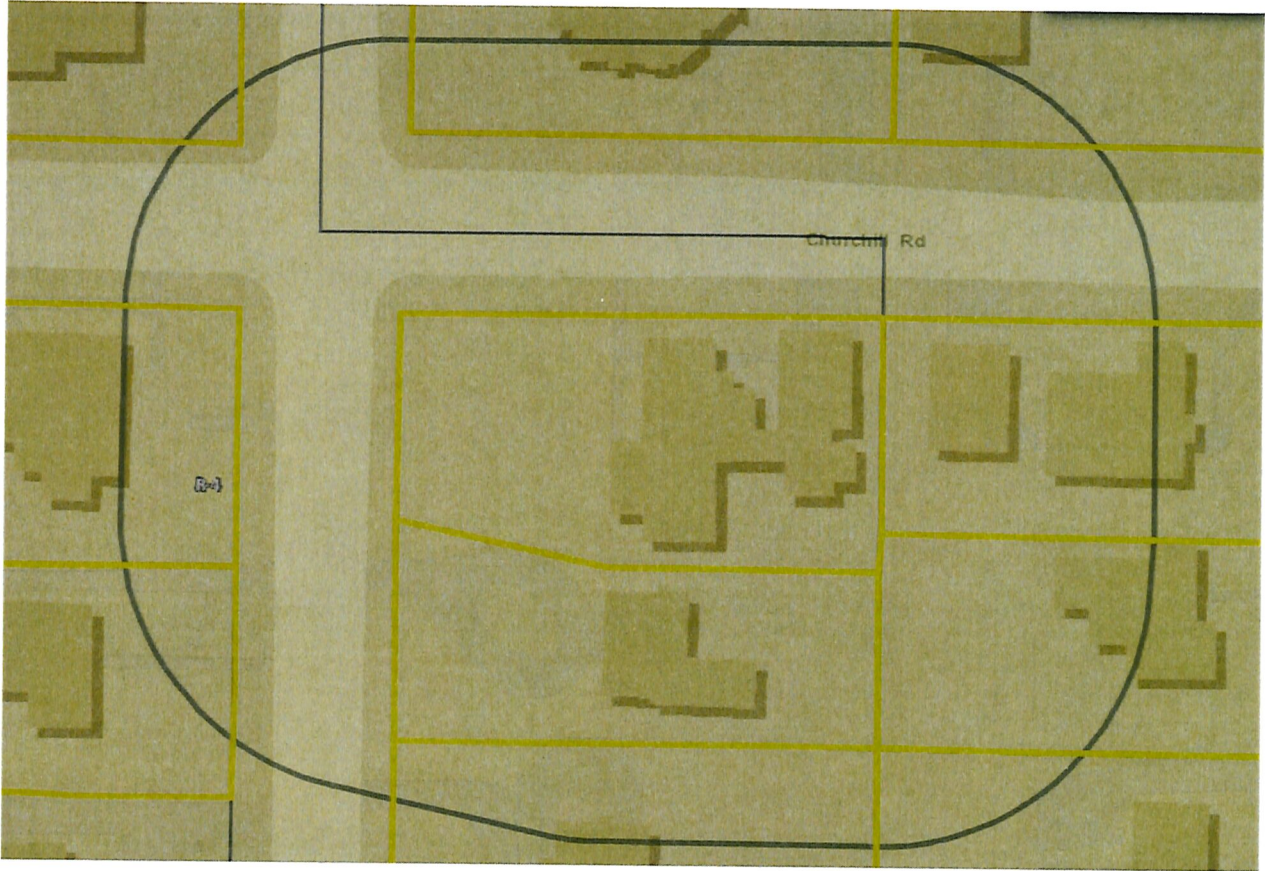


1340 Brooks Avenue can be seen to the right.



Picture taken in front of 1340 Brooks looking towards my addition.







Q 1344 BROOKS AVE X		
Address	Owner	PIN
1339 BROOKS AVE	DORN, SCOTT P DORN, CLARE G	0794784131
1345 BROOKS AVE	THOMPSON, MARK THOMPSON, TIFFANY	0794784139
2800 CHURCHILL RD	GATES, JOHN S III GATES, CHARLOTTE LEIGH	0794784335
1336 BROOKS AVE	WHITSETT, LEMUEL D WHITSETT, EMILY R	0794786093
1340 BROOKS AVE	BURKHEAD, MARGARET KELLY	0794786192
1344 BROOKS AVE	HOLLAND, TANNER HOLLAND, MARY C	0794786290
	STONE,	
11 properties found.		

1402 BROOKS AVE	STONE, CONNIE TRUSTEE STONE, MILDRED TRUSTEE	0794787306
1337 CANTERBURY RD	HALE, WILLIAM C HALE, MARY R CLARK	0794788074
1341 CANTERBURY RD	BEVACQUA, TIMOTHY G BEVACQUA, SUSAN N	0794788172
1345 CANTERBURY RD	THOMPSON, BRIAN THOMPSON, ELLEN S	0794788280
1405 CANTERBURY RD	LANDVATER, LANCE E LANDVATER, CYNTHIA C	0794788355